This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-19952-SL

Karen Johnson Davidson County
Batch# 956153 DEEDWARR
12/29/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20221229-0133645

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF LOS ANGELES

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

KIMBERLY WATSON
Notary Public - California
Los Angeles County
Commission # 2398506
My Comm. Expires Apr 21, 2026

Subscribed and sworn to before me, this the ~~28th~~ 27th day of December, 2022.

Notary Public
My Commission Expires: 4-21-2026

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Stacey Spencer and Brenda Spencer<br>4287 Golden Hills Drive<br>Nashville, TN 37218 | New Owners<br>4287 Golden Hills Dr.<br>Nashville. TN37218 | 058110A01200CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Overground Railroad, LLC, a Delaware Limited Liability Company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stacey Spencer, an unmarried woman, and Brenda Spencer, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of section Two, Drake's Run of record in Plat Book 11700, Page 69, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Overground Railroad LLC, a Delaware limited liability company by Warranty Deed from Wendy Warren and husband Michael Warren of record as Instrument No. 20121113-0104535 in the Register's Office for Davidson County, Tennessee, dated November 9, 2012 and recorded on November 13, 2012.

This is ☒ improved or ☐ unimproved property located at: **4287 Golden Hill Drive, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this ~~28th~~ 27th day of December, 2022.

GRANTOR:

Overground Railroad, LLC, a Delaware Limited Liability Company

By: Cindy Iwaki
Cindy Iwaki, Manager

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cindy Iwaki, Manager the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Manager of Overground Railroad, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~28th~~ 27th day of December, 2022.

Kimberly Watson
Notary Public
My Commission expires: 4-21-2026

KIMBERLY WATSON
Notary Public - California
Los Angeles County
Commission # 2398506
My Comm. Expires Apr 21, 2026



202212290133645

**Certificate of Authenticity**

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 28, 2022.

Affiant Signature

12/28/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of December, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026